

**7 Maher Court, Werribee, Vic 3030**



**House For Sale**

Friday, 19 January 2024

**7 Maher Court, Werribee, Vic 3030**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



Michelle Chick  
0416007949



Richard Botin  
0422195917

**\$650,000 - \$715,000**

Situated on an allotment of approximately 683m<sup>2</sup> on the highly sought-after south side of Werribee, this family residence is perfectly tucked away in a super-quiet court location close to the best schools, public transport and within a stone's throw away from the beautiful Werribee River. With three great-sized bedrooms plus a study, the master bedroom offers an en-suite with built-in robes with the remaining two bedrooms (both complimented by built-in robes) surrounding the second bathroom. The freshly renovated kitchen boasts an array of inclusions you would come to expect in a quality home, such as; a double oven, a gas cooktop with a wok burner and a dishwasher. This chef's kitchen is topped by ample bench and storage space. This family home has both formal and informal living with a large family room and formal lounge, and a separate formal dining room adjoining to the kitchen. Natural light fills the house from skylights throughout. Venturing outside you are greeted by a large alfresco area with a built-in BBQ, Weber and wok burner, and a wood oven for all your entertaining needs. This area leads to a low-maintenance garden with a variety of fruit trees and an enclosed vegetable patch. An inspection is a must!

**Features & Benefits:-** 3 Bedrooms- 2 Bathrooms- Study- Shed- 683m<sup>2</sup> approx. allotment- Ducted Heating/ Evaporative cooling- Separate living areas- Freshly updated modern Kitchen with Dishwasher- 1.1km to MacKillop Catholic Regional College- 1.1km to Corpus Christi Primary School -- 1.4km to Werribee Secondary College- 1.1km Walk to Aldi- 1.5km Walk to Werribee Coles- 2km to the Werribee Train Station- Easy access to Freeway- Short Drive to Werribee Pacific Plaza